

Seward Hall Character Area

Estimated Population

	Franklin - Seward Hall			UGB - Seward Hall			Total	
Dwelling Unit (DU) Type	Existing DUs	Occupied DUs	Estimated Population	Existing DUs	Occupied DUs	Estimated Population	Total Existing DUs	Total Estimated Population
Single Family	2,028	1,921	5,666	1,416	1,341	3,956	3,444	9,621
Manufactured Home	0	0	0	45	41	94	45	94
Duplex	127	107	207	1	1	2	128	209
Multifamily	170	134	274	0	0	0	170	274
Special Place	0	0	0	0	0	0	0	0
TOTAL	2,325	2,162	6,147	1,462	1,383	4,051	3,787	10,198

Source: Franklin Department of Planning and Sustainability, Franklin, TN, August 1, 2010

Notes:

- 1) Existing occupancy rates for single-family, duplex, multifamily and manufactured-home units were calculated at 94.7, 84.5, 78.7 and 91.2 percent, respectively. These figures were based on the results of the 1999 Franklin Special Census. Residential special places were assumed to have 100-percent occupancy.
- 2) Average persons-per-dwelling-unit figures for single-family, duplex, multifamily and manufactured-home units were set at 2.95, 1.93, 2.05 and 2.29, respectively. These multipliers were taken from the 1999 Franklin Special Census.
- 3) Residential Special Places are defined as "places where people usually stay for long periods of time, such as correctional or penal institutions, penitentiaries, jails, workhouses, homes for the needy or aged, hospitals and asylums for the chronically ill and handicapped, and homes for the deaf, blind or mentally retarded (State of Tennessee Local Planning Assistance Office, 1994)."
- 4) Mathematical errors are due to rounding.